MINUTES OF THE MEETING OF THE VILLAGE OF PORT CHESTER LOCAL DEVELOPMENT CORPORATION

HELD: December 10, 2025

TIME AND PLACE:
A regular meeting of the Port Chester Local Development Corporation was convened on Wednesday, December 10, 2025, in the Village Hall Conference Room, 222 Grace Church Street, at 8:50 pm.

Roll Call

Chair James Taylor waived the roll call. The following members were present: Sylvia Dundon, George Ford, Frank Ferrara, Dan Brakewood and Richard O'Connell.

Minutes
Minutes for the meeting on October 8, 2025, were accepted including comments from Mr. O'Connell.

Without Objection

	Motion	Second	Aye	Nay	Abstain	Absent
Hon. Sylvia Dundon			X			
Hon. George Ford			X			
Dan Brakewood			X			
Frank Ferrara			X			
John Hiensch						X
Richard O'Connell			X			
James Taylor			X			

Chairman Taylor stated that he was informed by the Village Manager that the Village did not receive the Youth Bureau grant but that the Carver Center did and asked Mr. Steers to report on the project in his AD Report.

AD Report
Mr. Steers stated that the Carver Center has both long term and short term training programs for youth and that they were very excited to meet with us regarding opportunities of LDC assistance. Chairman Taylor stated that the goal as to have a more detailed plan of assistance for the February meeting and that he was very impressed by the Carver Center.

PLANNING DIRECTOR REPORT
Chairman Taylor asked Mr. Cutler to review a draft memo regarding possible long-term goals. Mr. Cutler reviewed potential long-term goals including studies performed by the Land Use Law Center on Commercial Displacement Mitigation strategies, Affordable senior housing ownership opportunities, retail flood resiliency programs and façade improvement programs. Chairman Taylor stated that he still liked the idea of a Firefighters museum and that they were working on additional information.

SECRETARY REPORT
Chairman Taylor asked Ms. Cimino to provide an update on the LDC website. Ms. Cimino stated that the website was built and that she was working with Julie from Harris Beach to make sure that all of the content was ABO compliant.

Action Items

- **MOTION TO APPROVE INVOICES FOR NOVEMBER AND DECEMBER 2025 - $13,520.00**
  - **WITHOUT OBJECTION**

	Motion	Second	Aye	Nay	Abstain	Absent
Hon. Sylvia Dundon			X			
Hon. George Ford			X			
Dan Brakewood			X			
Frank Ferrara			X			
John Hiensch						X
Richard O'Connell			X			
James Taylor			X			

- **MOTION TO ADJOURN**

	Motion	Second	Aye	Nay	Abstain	Absent
Hon. Sylvia Dundon			X			
Hon. George Ford			X			
Dan Brakewood		X	X			
Frank Ferrara	X		X			
John Hiensch						X
Richard O'Connell			X			
James Taylor			X			

The meeting was adjourned at 9:10 pm.

Respectfully,
Rosalind Cimino
Acting Secretary